

023.0

0003

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

901,500 / 901,500

USE VALUE:

901,500 / 901,500

ASSESSED:

901,500 / 901,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
16		HENDERSON ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: VAN ALLEN DAVID

Owner 2:

Owner 3:

Street 1: 16 HENDERSON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: VAN ALLEN DAVID -

Owner 2: PATTON D. SCOTT -

Street 1: 16 HENDERSON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: U

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1890, having primarily Asbestos Exterior and 2833 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5375	Sq. Ft.	Site			0	80.	1.08	1									465,002						465,000	

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

901,500 / 901,500

USE VALUE:

901,500 / 901,500

ASSESSED:

901,500 / 901,500

User Acct

15094

GIS Ref

GIS Ref

Insp Date

07/21/17

!1895!

**USER DEFINED**

Prior Id # 1: 15094

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Parcel ID

023.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	431,400	5100	5,375.	465,000	901,500		Year end	12/23/2021
2021	104	FV	410,100	5100	5,375.	465,000	880,200		Year End Roll	12/10/2020
2020	104	FV	410,100	5100	5,375.	465,000	880,200		Year End Roll	12/18/2019
2019	104	FV	329,900	5100	5,375.	494,100	829,100	829,100	Year End Roll	1/3/2019
2018	104	FV	329,900	5100	5,375.	360,400	695,400	695,400	Year End Roll	12/20/2017
2017	104	FV	308,600	5100	5,375.	313,900	627,600	627,600	Year End Roll	1/3/2017
2016	104	FV	308,600	5100	5,375.	267,400	581,100	581,100	Year End	1/4/2016
2015	104	FV	255,300	5100	5,375.	261,600	522,000	522,000	Year End Roll	12/11/2014

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAN ALLEN DAVID	51428-441		1/11/2010	Family	112,764	No	No		
HOFFMAN ANNE	27548-426		8/4/1997		244,000	No	No	Y	

**BUILDING PERMITS****ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/24/1997	115	Manual	4,100					REROOF-MANSARD ONL	7/21/2017	TTL REFUSAL	HS	Hanne S
									9/29/1999	Mailer Sent		
									9/29/1999	Measured	263	PATRIOT
									8/16/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

